165.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	993,000 / 993,000
					USE VALUE:	993,000 / 993,000
					ASSESSED:	993,000 / 993,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5	-7	PAUL REVERE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HAMIZIDES ANASTASIA
Owner 2:	
Owner 3:	
Street 1:	70 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BROWN CHRISTOPHER, JOHN T& -
Owner 2:	GREGORY & MCKECKNIE ANN E -
Street 1:	5 PAUL REVERE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3084 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5460.000	584,300		408,700	993,000
Total Card	0.125	584,300		408,700	993,000
Total Parcel	0.125	584,300		408,700	993,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 321.98 | /Parcel: 321.98

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 109144

GIS Ref

GIS Ref

Insp Date 07/02/18

!12767!

PREVIOUS ASSESSMENT

Parcel ID: 165.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	584,300	0	5,460.	408,700	993,000		Year end	12/23/2021
2021	104	FV	557,600	0	5,460.	408,700	966,300		Year End Roll	12/10/2020
2020	104	FV	557,600	0	5,460.	408,700	966,300	966,300	Year End Roll	12/18/2019
2019	104	FV	429,600	0	5,460.	408,700	838,300	838,300	Year End Roll	1/3/2019
2018	104	FV	429,600	0	5,460.	362,000	791,600	791,600	Year End Roll	12/20/2017
2017	104	FV	402,900	0	5,460.	303,600	706,500	706,500	Year End Roll	1/3/2017
2016	104	FV	402,900	0	5,460.	303,600	706,500	706,500	Year End	1/4/2016
2015	104	FV	358,900	0	5,460.	262,700	621,600	621,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:32:21

LAST REV

Date	Time
11/24/21	09:45:00
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12767

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWN CHRISTOPH	60392-49		11/1/2012		579,000	No	No		
BROWN BERNARD J	49489-456		5/24/2007	Family		No	No		Genevieve Brown dod 6/9/2012
	9591-581		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	109144
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2021	1513	Porch	4,000	C				
9/13/2021	1430	Heat App	9,000	C				
4/28/2021	522	Inter Fi	12,000	C				
11/16/2012	1508	Redo Bat	13,900	C				
4/7/2009	214	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2021	Mail Update	JO	Jenny O
12/18/2019	Mail Update	MM	Mary M
7/2/2018	MEAS&NOTICE	CC	Chris C
12/16/2008	Measured	345	PATRIOT
12/2/1999	Meas/Inspect	270	PATRIOT
7/16/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5460		Sq. Ft.	Site		0	70.	1.07	8									408,660						408,700	

Total AC/HA:	0.12534	Total SF/SM:	5460	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	408,660	Spl Credit		Total:	408,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02824211
Const Adj.:	1.00989902
Adj $ / SQ:	186.916
Other Features:	129000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	846742
Depreciation:	262490
Depreciated Total:	584252

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

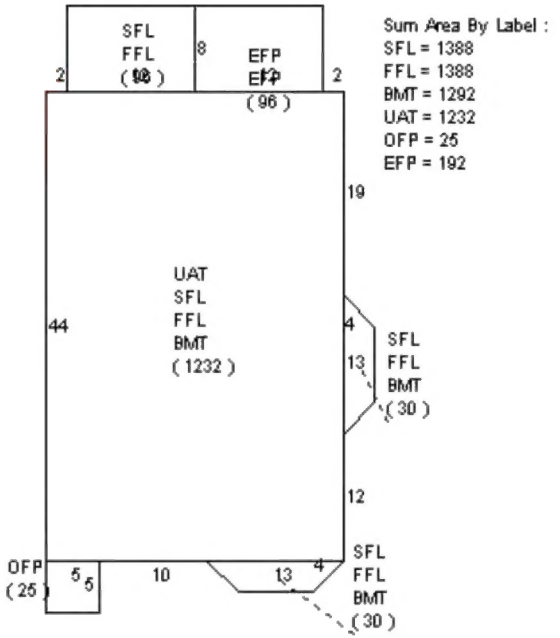
No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	205.61
Special Features:	0	Val/Su Net:	127.22
Final Total:	584300	Val/Su SzAd	210.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,388	186.920	259,439
SFL	Second Floor	1,388	186.920	259,439
BMT	Basement	1,292	56.070	72,449
UAT	Upper Attic	308	130.840	40,299
EFP	Enclos Porch	192	41.810	8,028
OFP	Open Porch	25	44.440	1,111

Net Sketched Area:	4,593			Total:	640,765
Size Ad	2776	Gross Area	5517	FinArea	3084

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc